



INVESTIGATION REPORT
BUILDING AND SAFETY/LAND DEVELOPMENT DIVISION

Location of Problem: 8627 Elms t.

Locality: _____

Description of Problem: gar. Convert to Living quarter

Requested by: _____ Phone: _____

Address: _____

Request call back after investigation? Yes ☐ No ☐

Received by: Medhelle Date: 6-22-98

Assigned/Referred to: _____ Date: 6-23-98

Report of Investigation: ILLEGAL UNIT
CONVERTED GARAGE A NOTICE
OF VIOLATION LEFT AT THE
JOB SITE SEE ATTACHED

Investigator: [Signature] Title: BLD Insp Date: 6-24-98

Copy Sent to: Ric Plann Title: _____ Date: 6-25-98

Report Phoned to: _____ Title: _____ Date: _____

REQUEST FOR INVESTIGATION
TO THE DEPARTMENT OF REGIONAL PLANNING

Location Walnut Park Date 6-24-98
8627 S. Elm Street

Complaint Illegal converted garage. Being used as a living quarters
No Permits. A Notice of Violation was left at the above
job site address.

Requested by COUNTY of LOS ANGELES, BUILDING & SAFETY (Complainant)

Address 7807 Compton Ave. Suite # 200 Phone (213) 586-6537
Los Angeles, Ca. 90001

Submitted by Sr. B.E.I.  Dept. Firestone Dist. Office

Address 7807 Compton Ave. Suite # 200 Phone (213) 586-6537
Los Angeles, Ca. 90001

AP:REQST



Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP



August 5, 1998

Lauro & Iluminda Silva
Marie D. Silva
8627 Elm Street
Los Angeles, CA 90002

Inspection File No. EF981149

Dear Mr. & Mrs. Silva & Ms. Silva:

It has been reported that the required garage for the residence has been converted into living quarters.

This is not a permitted use in zone R-2 and is in violation of the provisions of the Los Angeles County Zoning Ordinance, Sections 22.20.020, 22.20.230, 22.52.1010 and 22.52.1180.

Please consider this an order to comply with the provisions of the Zoning Ordinance within thirty (30) days after receipt of this letter.

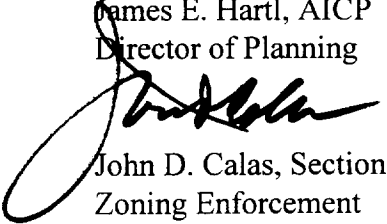
Failure to comply as requested will cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed. Conviction can result in a penalty of up to six months in jail and/or a one thousand dollar fine, each day in violation constituting a separate offense.

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012; Attention: Zoning Enforcement, telephone (213) 974-6453. To speak directly with the investigator, **Oscar A. Gomez**, please call before 10:00 a.m., Monday through Thursday. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING

James E. Hartl, AICP
Director of Planning


John D. Calas, Section Head
Zoning Enforcement

JDC:OAG:ar

JOB
ADDRESS 8627 E Elm St
OWNER _____

NOTICE OF VIOLATION

The work performed is in violation of the Ordinance(s)
indicated below:

<input checked="" type="checkbox"/> Building Code	<input checked="" type="checkbox"/> Plumbing Code
<input checked="" type="checkbox"/> Mechanical Code	<input checked="" type="checkbox"/> Electrical Code
<input type="checkbox"/> Grading Code	<input checked="" type="checkbox"/> Zoning Code

DESCRIPTION: ILLEGAL UNIT
CONVERTED
GARAGE BEING
USED AS
LIVING QUARTERS
NO PERMIT

☒ **STOP ALL WORK**

☒ Submit plans for the cited work within 10 days
to the office listed above and apply for a plan
check for the required permit(s).

☒ Obtain permit(s) within 10 days at the office
listed above for the cited work.

☒ A referral has been made to the Enforcement
Section of the Department of Regional
Planning.

6-24-92 G. Rodgers
DATE INSPECTOR'S SIGNATURE
G. RODGERS